



County of Monterey Board of Supervisors

168 West Alisal Street,
1st Floor
Salinas, CA 93901
831.755.5066

www.co.monterey.ca.us

Board Order

A motion was made by Supervisor Glenn Church, seconded by Supervisor Kate Daniels with Supervisor Luis A. Alejo and Supervisor Chris Lopez voting no, to:

a. Conduct a workshop to consider possible amendments to the Monterey County Code (“MCC”) Title 20 (Coastal Zoning Ordinance), Title 21 (Inland Zoning Ordinance) and Title 7 (Business Tax, Licenses and Regulations) to regulate the vacation (or short-term) rental of residential property; and

b. Directed staff to draft an amended ordinance that changes how short-term rentals (STRs) are regulated:
A Ban in Residential Zones:

Staff was directed to draft a complete ban on short-term rentals in residential zoning areas.

An Exception for Monterey Dunes:

The Monterey Dunes residential area is excluded from the ban, as it was originally designed, built, and approved by the county specifically for timeshares and short-term rentals in the 1970s.

Allowances for Commercial and Agricultural Areas:

Short-term rentals will still be permitted in commercial zones and agricultural operations. For agricultural operations, the Board suggested implementing a simpler, ministerial/administrative permit process as an accessory use.

Rectifying the Constitutional Issues:

In the areas where short-term rentals remain allowed (commercial and agricultural), the ordinance will be revised to allow corporate entities and out-of-state residents, effectively eliminating the legal vulnerabilities challenged in the lawsuit.

Interim Pause on Enforcement: In the meantime, the County will maintain its current pause on enforcing the challenged provisions (from a December 12, 2025 memo) to mitigate immediate financial and legal exposure while the new ordinance is drafted.

Staff will take this direction to draft the updated ordinances, which must first go to the Planning Commission for review and public mapping discussions. Additionally, any proposed changes impacting coastal zones will eventually require submission to the California Coastal Commission for final certification.

Project Title: REF250042 (Coastal) and REF250043 (Inland) Vacation Rental Ordinance Amendments

Proposed Location: Countywide

Proposed California Environmental Quality Act (CEQA) action: Find this workshop statutorily exemption pursuant to Section 15262 of the California Environmental Quality Act (“CEQA”) Guidelines.

PASSED AND ADOPTED on this 6th day of January 2026, by roll call vote:

AYES: Supervisors Church, Root Askew and Daniels

NOES: Supervisors Alejo, and Lopez

ABSENT: None

Motion passed (3-2)

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting January 6, 2026.

Dated: June 1, 2026
File ID: 26-004
Agenda Item No.: 15

Valerie Ralph, Clerk of the Board of Supervisors
County of Monterey, State of California


Margarita Hernandez, Deputy